

3 DAY NOTICE TO VACATE

Name of Tenant _____

Mailing Address _____

Rental Property Address _____

Notice is hereby given to you, as tenant of the premises described above, rented to you by me, that you are in breach of contract of the original rental agreement, namely:

UNPAID RENT

Such rent is due and payable on the _____ day of each month

Such rent is due for the months of _____

Total rent currently due and owing _____

Partial payment of the rent due is not sufficient to correct this breach

UNAUTHORIZED PET

Pursuant to Section 70-24-422(1)(b) MCA

UNAUTHORIZED PERSON RESIDING ON PREMISES

Pursuant to Section 70-24-422(l)(c) MCA

DAMAGE TO PROPERTY

Destroying, defacing, impairing, or removing any part of the premises pursuant to Section 70-24-422(3), MCA

You, the tenant, have the alternative of correcting the breach indicated above or to surrender and quit the premises at or before noon of the third day following receipt of this Notice. Time shall be computed effective the day following personal service or posting of this Notice and shall not include weekends or holidays. Failure on your part to rectify the breach or vacate the premises within three days will lead to an application by landlord to the appropriate court for a civil action and an order directing your eviction of the premises. In the event a Judgment is obtained for purposeful non-compliance with the rental agreement, the landlord may recover treble damages pursuant to Section 70-24-422(4) MCA. This notice is given pursuant to Title 70, Chapter 27, Montana Codes Annotated.

SERVICE TO TENANT

Notice mailed to tenant on _____

Notice hand-delivered on _____

Notice posted on _____

If the notice is posted, a copy must be mailed to tenant at his/her last known address or the Notice shall be void

Dated _____

Signature of Landlord or Duly Authorized Agent

Address

Phone Number

NOTICE TO LANDLORDS AND TENANTS: if you have questions relating to your rights, responsibilities, and/or obligations, refer to the Montana Statutes and, in particular, the Landlord-Tenant Act, or an attorney.